

## Chapter 22.44.138 Florence-Firestone Community Standards District

### DRAFT REVISION

Updated 12/27/2012

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#### A. Purpose

The Florence-Firestone Community Standards District (CSD) is established to improve the appearance of the community and to promote the maintenance of structures and surrounding properties. The CSD also establishes standards to improve the compatibility between residential and neighboring industrial uses.

#### B. Applicability

The provisions contained in this CSD shall apply to new developments that occur within the community after the effective date of the CSD update.

#### C. Description

The boundaries of this CSD are shown on the map following this section.

#### D. Community-Wide Development Standards

1. **Graffiti.** All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from the Zoning Enforcement Officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.
2. **Maintenance.** The property shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.
3. **Material Colors.** Black or other similar dark color shall not be used as the primary or base color for any wall or structure.

#### E. Zone-Specific Development Standards

1. **Zone R-1.**
  - a. **Landscaping.** For lots less than 40 feet in width, front yards shall have a minimum of 25 percent of the entire front yard landscaped. For all other lots, front yards shall have a minimum of 50 percent of the entire front yard landscaped. For properties with two-car garages facing the street, landscaping may include permeable grasscrete or paving strips. For purposes of this CSD, the front yard shall be defined as the area between the street and the front of the primary structure.

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- b. **Fences, Walls and Hedges.** Notwithstanding Section 22.48.060 (Front Yards-On Partially Developed Blocks), a front, reverse corner side or corner side yard fence or hedge or other landscape feature forming a barrier for the same purpose as a fence or wall may exceed three and one-half feet but shall not exceed six feet in height provided:
  - i. The portion above three and one-half feet is substantially open and evenly distributed so as to not completely obstruct the public's view through that portion;
2. **Zone R-2.** The standards prescribed for Zone R-1 shall apply to Zone R-2.
3. **Zone R-3.** The standards prescribed for Zone R-1 shall apply to Zone R-3.
4. **Zone R-4.** The standards prescribed for Zone R-1 shall apply to Zone R-4.
5. **Zone C-2.**
  - a. **Façades.** For building façades with street frontage, at least 30 percent of the façade above the first story shall consist of materials or designs different from the rest of the façade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long unbroken façades are prohibited. This requirement shall not apply if the length of the second floor is 30 percent or less of the first floor. This requirement shall apply to the entire second floor if the addition is fifty percent or more of the length of the first floor.
  - b. **Loading/Unloading Docks.** Loading and unloading docks shall be located in the rear of the property unless doing so is infeasible, as determined by the Director, due to existing development constraints.
  - c. **Business Signs.** Except as herein modified, all business signs shall conform to Part 10 of Chapter 22.52 (Signs).
    - i. Applicability. The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of this CSD.
    - ii. Prohibited Signs. Roof business signs and signs painted directly on buildings shall be prohibited.
    - iii. Damaged Signs. Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from the Zoning Enforcement Officer.
    - iv. **Wall, Projecting and Awning Business Signs.** All businesses shall be permitted a maximum of one wall, projecting or awning business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted one additional such sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted one such sign for each street frontage. These signs shall be subject to the standards below, as applicable:
      - (1) Wall Business Signs. Wall business signs shall be mounted flush and affixed securely to a building wall and shall extend from the wall a maximum of 12 inches. In addition, wall business signs shall have the following maximum attributes:
        - a. A face area of two square feet for every linear foot of the applicable building frontage;
        - b. Letter sizes of 24 inches in height for individual letters; and

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- c. A vertical dimension of 36 inches for the frame box or sign cabinet.

(2) Awning Business Signs:

- a. Awning signs shall have a face area of two square feet for every linear foot of the applicable building frontage;
- b. Every awning for the same business shall be the same color and style; and
- c. Every awning in a building with multiple storefronts shall be complementary in color and style, as determined by the Director.

- v. *Freestanding Business Signs.* Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:

- (1) A solid base resting directly on the ground;
- (2) A maximum face area of 60 square feet; and
- (3) A maximum height of 15 feet measured vertically from the ground level.

- d. ***Residential and Mixed Residential/Commercial Uses.*** Residential and mixed residential/commercial uses in Zone C-2 shall require a Director's review pursuant to Part 12 of Chapter 22.56 (Director's Review Procedures) and shall be subject to the following development standards:

- i. *Dwelling Unit Density.* The density for residential uses shall not exceed 50 dwelling units per net acre in C-2;
- ii. *Yard Requirements.* Residential uses shall comply with the yard requirements in Section 22.20.320 (Yard Requirements);
- iii. *Parking.* The parking requirements in Part 11 of Chapter 22.52 (Vehicle Parking Space) shall apply to residential uses in Zone C-2 except that any such requirement specifying the number of parking spaces may be reduced by a total of 25 percent of the commercial and residential parking requirement for new construction or a change in use. Residential parking shall be distinguished from commercial parking in a mixed residential/commercial use by a posting, pavement marking or physical separation between the spaces;
- iv. *Height.* All residential structures shall have a maximum height of 45 feet above grade in C-2, excluding chimneys and rooftop antennas;
- v. *Entrances.* Residential and commercial uses that are located on the same floor shall not have a common entrance hallway or common balcony, except that common entrance hallways shall be allowed in a single-story structure;
- vi. *Common Walls.* Any common wall between a residential and commercial use shall be constructed in accordance with Building Code requirements, as determined by the Department of Public Works, to minimize noise and vibration between the uses; and
- vii. *Hours of operation.* The hours of operation for commercial uses in a mixed residential/commercial use shall be no earlier than 7:00AM and no later than 10:00PM daily.

- 6. **Zone C-3.** The standards prescribed for Zone C-2 shall apply to Zone C-3 except as follows:

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- a. **Height.** Residential and mixed residential/commercial structures in C-3 shall have a maximum height of 50 feet above grade. All other structures shall have a maximum height of 45 feet above grade. These height limits do not include chimneys and rooftop antennas; and

7. **Zone C-M.**

- a. **Buffer Strips.** Properties that adjoin a residential zone, or a school, park, playground, child care center, senior citizen center, church, or temple shall have a minimum five-foot landscaped buffer strip along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.
- b. **Setbacks.** All new buildings that face a residential zone or sensitive use as described in Subsection E.7.a (Buffer Strips) of this Section shall have a minimum setback of 10 feet from the front property line. The setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in Subsection E.7.a (Buffer Strips) of this Section.
- c. **Facades.** For properties that adjoin or face a residential zone or sensitive use as described in Subsection E.7.a (Buffer Strips) of this Section, the façade requirements prescribed for Zone C-2 in Subsection E.5.a (Facades) of this Section shall apply, except that the percentage requirement shall be 25 rather than 30.
- d. **Lot Coverage.** All new structures shall have a maximum 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Subsection E.7.a (Buffer Strips) of this Section. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.
- e. **Height.** All new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a residential zone, excluding chimneys and rooftop antennas.
- f. **Loading Docks.** No loading dock shall be permitted along a property line adjacent to a residential zone.
- g. **Truck Access.** Other than during the hours from 8:00 AM to 5:00 PM, Monday through Friday, industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby residential zone.
- h. **Outdoor Storage.** In addition to the requirements of Section 22.28.270 (Development Standards), outdoor storage shall be kept so as not to be publicly visible to anyone in an adjacent residential zone.
- i. **Business Signs.** The standards prescribed for Zone C-2 as set forth in Subsection E.5.c (Business Signs) of this Section shall apply to Zone C-M.
- j. **Uses Subject to Permits.** In addition to the uses subject to permits specified in Section 22.28.260 (Uses Subject to Permits), and notwithstanding any contrary provision in Sections 22.28.230 (Permitted Uses), 22.28.240 (Accessory Uses), or 22.28.250 (Uses Subject to Director's Review and Approval), the following uses shall require a conditional use permit in Zone C-M:
  - i. **Services.**

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- Boat Rentals.
- Electric distribution substations, including microwave facilities, subject to the standards described for this use in Section 22.28.230 (Permitted Uses).
- Laboratories, research and testing.
- Laundry plants, wholesale.
- Medical laboratories.
- Tool rentals, including rototillers, power mowers, sanders, and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.

ii. *Recreation and Amusement.*

- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period.
- Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.

iii. *Industrial Uses.* The industrial uses in this Subsection are allowed with a conditional use permit only if all activities associated with the use are conducted within an enclosed building.

- Assembly and manufacture from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters:
- Aluminum products.
- Metal plating.
- Plastic products.
- Shell products.
- Stone products.

k. ***Prohibited Uses.*** The following uses shall be prohibited in the C-M Zone:

- Sewage treatment plants.
- Explosive storage.

8. **Zone M-1.** The standards prescribed for Zone C-M in subsections E.7.a (Buffer Strips) through E.7.h (Outdoor Storage) of this Section shall apply to Zone M-1. In addition, the following standards shall apply:

- a. ***Fences or Walls.*** Properties that adjoin a residential zone or sensitive use as described in Subsection E.7.a (Buffer Strips) of this Section shall have a minimum eight-foot high solid wall or solid fence along the common property line in compliance with Section 22.52.610 (Specifications for Fences and Walls).
- b. ***Outdoor Business Activity.*** All principal business activity, except parking lots and customer parking, conducted outside an enclosed structure within 250 feet of a residential zone or sensitive use as described in Subsection E.7.a (Buffer Strips) of this Section shall require a conditional use permit.
- c. ***Minimum Lot Size.*** Except for lots created prior to the effective date of this CSD, the minimum lot size shall be 8,000 square feet.

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- d. **Uses Subject to Permits.** In addition to the uses specified in Section 22.32.070 (Uses Subject to Permits), and notwithstanding any contrary provision in Sections 22.32.040 (Permitted Uses), 22.32.050 (Accessory Uses), or 22.32.060 (Uses Subject to Director's Review and Approval), the following uses shall require a conditional use permit in Zone M-1:
- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
  - Agricultural contractor equipment, sale or rental or both.
  - Animal experimentation research institute.
  - Automobile body and fender repair shops, if all operations are conducted inside of a building.
  - Automobile painting and upholstery.
  - Batteries manufacture and rebuilding.
  - Bottling plants.
  - Building materials storage.
  - Carnivals, commercial or otherwise.
  - Cellophane products manufacture.
  - Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of Los Angeles County.
  - Cold-storage plants.
  - Concrete batching, providing that the mixer is limited to one cubic yard capacity.
  - Contractor's equipment yards, including farm equipment and all equipment used in building trades.
  - Dairy products manufacture and depots.
  - Distributing plants.
  - Electrical transformer substations.
  - Engraving; machine metal engraving.
  - Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
  - Ferris wheels.
  - Fruit packing plants.
  - Fumigating contractors.
  - Heating equipment manufacture.
  - Horn products manufacture.
  - Ice manufacture, distribution, and storage.
  - Ink manufacture.
  - Iron, ornamental iron works, but not including a foundry.
  - Laboratories for testing experimental motion picture film.
  - Lumberyards, except the storage of boxes or crates.
  - Machine shops.
  - Machinery storage yards.
  - Metals:
    1. Manufacturing of products of precious metals;
    2. Manufacturing of metal, steel and brass stamps, including hand and machine engraving;
    3. Metal fabricating;
    4. Metal spinning;
    5. Metal storage;
    6. Metal working shops; and
    7. Plating and finishing of metals, provided no perchloric acid is used
  - Nightclubs.

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- Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-1.
  - Outdoor skating rinks and outdoor dance pavilions.
  - Outside storage.
  - Paint mixing, except the mixing of lacquers and synthetic enamels.
  - Plaster storage.
  - Rubber; raw rubber processing, if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.
  - Rug cleaning plants.
  - Sheet metal shops.
  - Shell products manufacture.
  - Shooting galleries.
  - Starch mixing and bottling.
  - Stone, marble and granite grinding, dressing and cutting.
  - Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building.
  - Stove polish manufacture.
  - Tire yards and retreading facilities.
  - Trucks, the parking, storage, rental, and repair of.
  - Ventilating ducts manufacture.
  - Welding.
- e. **Prohibited Uses.** In addition to the prohibited uses specified in Subsection A of Section 22.32.040 (Permitted Uses), the following uses shall be prohibited in Zone M-1:
- Boat building.
  - Breweries.
  - Bus storage.
  - Canneries, except meat or fish.
  - Car barns for buses and streetcars.
  - Casein products manufacture, except glue.
  - Cesspool pumping, cleaning and draining.
  - Dextrine manufacture.
  - Drying yards or terminals.
  - Engines manufacture, including internal combustion or steam engines.
  - Explosives storage.
  - Farm machinery repair.
  - Fox farms.
  - Fuel yards.
  - Incinerators manufacture.
  - Lubricating oil canning and packaging if more than 100 barrels are stored aboveground at any one time.
  - Marine oil service stations.
  - Moving van storage or operating yards.
  - Oil well valves storage and repair.
  - Poultry and rabbits; wholesale and retail sale, including slaughtering and dressing within a building.
  - Presses; hydraulic presses for the molding of plastics.
  - Produce yards or terminals.
  - Refrigeration plants.
  - Sand washing to be used in sandblasting.
  - Slaughterhouses with wholesale or retail sale of meat or meat products.
  - Sodium glutamate manufacture.
  - Wood yards.
  - Yarn products manufacture, including the dyeing of yarn.

9. **Zone M-1.5.** The standards prescribed for Zone C-M in subsections E.7.a (Buffer Strips) through E.7.h (Outdoor Storage) of this Section, and the standards prescribed for Zone M-1 in subsections E.8.b (Outdoor Business Activity) through E.8.e (Prohibited Uses) of this Section, shall apply to Zone M-1.5.
10. **Zone M-2.** The standards prescribed for Zone C-M in subsections E.7.a (Buffer Strips), E.7.f (Loading Docks), and E.7.g (Truck Access) of this Section, and the standards prescribed for Zone M-1 in Subsection E.8.b (Outdoor Business Activity) of this Section, shall apply to Zone M-2. In addition, the following standards shall apply in Zone M-2:
  - a. **Minimum Lot Size.** Except for lots legally created prior to the effective date of this CSD, the minimum lot size shall be 15,000 square feet.
  - b. **Prohibited Uses.** Waste disposal facilities and yards for automobile dismantling, junk and salvage, and scrap metal processing shall not be permitted on properties that adjoin a residential zone or sensitive use as described in Subsection E.7.a (Buffer Strips) of this Section. Properties that are separated by public roads or public rights-of-way shall not be considered adjoining for purposes of this Subsection.

#### F. Area-Specific Development Standards

1. **Area 1—Florence Avenue.**
  - a. **Purpose.** This area is established to facilitate the development of Florence Avenue as a pedestrian corridor, to improve the appearance of existing and proposed structures and signs, and to encourage new business growth.
  - b. **Area Description.** In general, this area extends from Central Avenue to Compton Avenue and from Wilmington Avenue to Alameda Street. The specific boundaries of the area are shown on the map following this section.
  - c. **Development Standards.**
    - i. **Signs.** Outdoor advertising signs are prohibited.
    - ii. **Fences and Security Shutters.**
      - (1) Chain link, barbed and concertina wire fences are prohibited.
      - (2) Outdoor roll-up security shutters shall be concealed to the greatest extent possible, shall not completely obstruct the public's view of the building, and shall remain open during business hours.
    - iii. **Air-Conditioning Units.** Air-conditioning units on a building shall be located in a manner that avoids obstructing the architectural design of the building. These units shall also be screened or enclosed with landscaping or an awning.
    - iv. **Pedestrian Character.**
      - (1) All new structures must have at least one functional pedestrian entrance facing Florence Avenue.
      - (2) At least 50 percent of a building's ground floor façade fronting Florence Avenue shall consist of entrances or transparent windows.



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- (3) To the extent the building's façade facing the street at the ground level consists of windows or doors with glass, the glass shall be clear or lightly tinted. Not more than 20 percent of the building façade shall consist of mirrored or densely tinted glass.

- v. *Parking.* Except as herein modified, parking in this area shall comply with all applicable provisions of Part 11 of Chapter 22.52 (Vehicle Parking Space).

- (1) The required parking for new and existing retail or office uses shall be one parking space for every 400 square feet of gross floor area regardless of the size of the floor area; and,
- (2) Restaurant uses with less than 1,000 square feet of floor area are subject to one parking space for every 400 square feet of gross floor area. Restaurant uses that exceed 1,000 square feet are required to secure an occupancy load calculation from the Department of Public Works to determine the required parking spaces at a ratio of one parking space for every three occupants or a minimum of ten parking spaces.
- (3) Except for fully subterranean parking structures, parking for new commercial uses shall be located at the rear of commercial structures and not be visible from Florence Avenue.

**d. Zone-specific Use Standards.**

- i. *Zone C-2.* In addition to the uses specified in Section 22.28.160 (Uses Subject to Permits) and notwithstanding any contrary provision in Sections 22.28.130 (Permitted Uses), 22.28.140 (Accessory Uses), or 22.28.150 (Uses Subject to Director's Review and Approval), the following new uses shall require a conditional use permit in Zone C-2 in the Florence Avenue area:

- Air-pollution sampling stations.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Subsection B of Section 22.28.090 (Accessory Uses).
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

- ii. *Zone C-3.* In addition to the uses requiring a conditional use permit specified in Section 22.28.210 (Uses Subject to Permits) and notwithstanding any contrary provision in Sections 22.28.180 (Permitted Uses), 22.28.190 (Accessory Uses), or 22.28.200 (Uses Subject to Director's Review and Approval), the following new uses shall require a conditional use permit in Zone C-3 in the Florence Avenue area:

**(1) Sales.**

- Automobile sales, sale of new and used motor vehicles, and including incidental repair and washing, subject to the applicable provisions of Subsection B of Section 22.28.090 (Accessory Uses).
- Motorcycle, motorscooter, and trail bike sales.
- Pawnshops.
- Trailer sales, box and utility.

**(2) Services.**

- Air-pollution sampling stations
- Automobile battery service, provided all repair activities are conducted within an enclosed building only.

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- Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.
- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.
- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.
- Automobile repair garages, provided all repair activities are conducted within an enclosed building only.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Subsection B of Section 22.28.090 (Accessory Uses).
- Car washes, automatic, coin-operated and hand wash.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Drive-through facilities.
- Furniture and household transfer and storage.
- Truck rentals.

#### 2. Area 2—Roseberry Park.

- a. **Purpose.** This area is established to improve the compatibility between industrial and commercial uses in this unique community and to improve its appearance with specific development standards.
- b. **Area Description.** In general, the boundaries of this area are Florence Avenue to the north, Santa Fe Avenue to the east, Nadeau Street to the south and Alameda Street to the west. The specific boundaries of the area are shown on the map following this section.
- c. **Zone-Specific Development Standards.**
  - i. **Zone C-3.** No new structure in Zone C-3 shall exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.
  - ii. **Zone M-1.**
    - (1) **Main Entrance.** Any new or existing development that has frontage on both Roseberry Avenue and Alameda Street shall have its main entrance on Alameda Street.
    - (2) **Lot Coverage.** All new structures shall have a maximum 60 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Subsection E.7.a (Buffer Strips) of this Section. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.
    - (3) **Height.** No new structure in Zone M-1 shall exceed a height of 50 feet above grade, excluding chimneys and rooftop antennas.
    - (4) **Lights.** Parking lot lights, if any, shall be installed to minimize glare and illumination on neighboring residences.
    - (5) **Sound Equipment.** Sound amplification equipment shall be prohibited outside an enclosed structure.

#### G. Minor Variations.

1. The Director may permit minor variations from the zone-specific development standards specified in subsections E.5.a (Facades), E.5.c.iv (Wall, Projecting and Awning Business Signs), E.5.c.v

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(Freestanding Business Signs), E.7.a (Buffer Strips) through E.7.f (Loading Docks), E.8.a (Fences or Walls), E.8.c (Minimum Lot Size), E.10.a (Minimum Lot Size), F.2.c.ii.(1) (Main Entrance), and F.2.c.ii.(2) (Lot Coverage) of this section where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:

- a. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD;
  - b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Florence-Firestone area;
  - c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of this CSD; and
  - d. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to subsection G.3. of this section. Protests received from both the owner and occupant of the same property shall be considered one protest for the purposes of this subsection.
2. The procedure for filing a request for a minor variation shall be the same as that for Director's review except that the applicant shall also submit a filing fee, as set forth in Section 22.60.100 (Waiver of Fees Authorized When), equal to that required for a site plan review for commercial and industrial projects over 20,000 square feet in size.
  3. Not less than 20 days prior to the date an action is taken, the Director shall send notice to the above-stated owners, using the mailing labels supplied by the applicant, indicating that any individual opposed to the granting of such minor variation may express such opposition by written protest to the Director within 15 days after receipt of such notice.

#### **H. Nonconforming Residential Uses.**

Nonconforming residential uses in Zones C-1, C-2, C-3, C-M and M-1 shall be allowed so long as no additions over 50 percent of the original residential structure are built. Residential regulations, as stipulated in 22.56.1540 (Termination Conditions and Time Limits), shall apply to residential uses in Zones C-1, C-2, C-3, C-M and M-1.

#### **I. Transit Oriented Districts.**

Any development standard in this CSD contrary to a development standard regulating the same matter in Part 8 of Chapter 22.44 (Transit Oriented Districts) shall be superseded by the standard in the transit oriented district (TOD).